

## **Chimneys**

Chimneys are important components of historic buildings in the neighborhood and should be maintained and preserved. Decorative caps should not be removed. Chimney bases are often constructed of the same materials as foundations. Some bases have been stuccoed as a means of stabilizing weak masonry. The Historic Resources Commission has adopted the following standards for the preservation and installation of chimneys:

1. Chimneys visible from the public right-of-way shall be repaired or rebuilt rather than removed. Special care should be taken to ensure that repairs blend in. New mortar shall match the original color and strength. Repointing should be done by knowledgeable masons.
2. Chimney stacks shall not be stuccoed above the foundations as a means of stabilization. If chimneys are to be capped, the capping shall be as unobtrusive as possible.
3. Wooden, boxed chimneys are inappropriate for the district and will not be approved for new buildings.

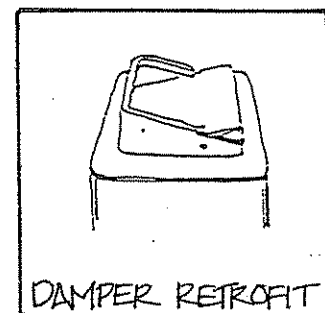
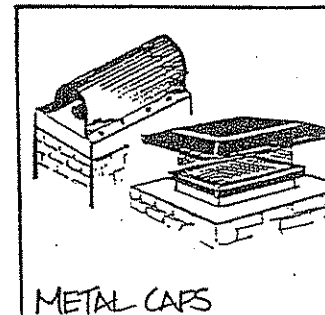
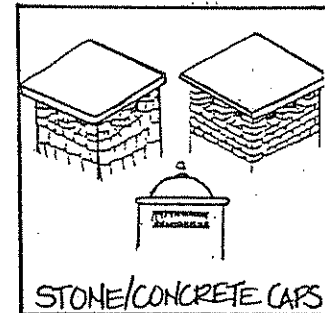
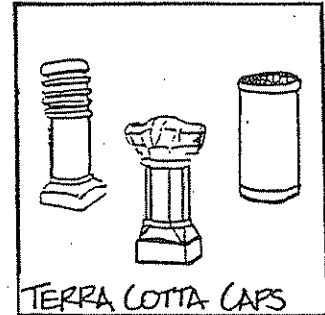
## **Chimney Caps**

With the advent of retrofit flue lining and the subsequent need for flue covers, the capping of chimneys has become an integral element to the exterior features of many historic structures. Treatment of chimney caps shall be made in context to the architecture and materials of existing chimneys.

Historically, chimney caps have taken on a variety of shapes and forms that have been viewed as an attribute to the architectural style of the house. The more popular Queen Anne, Stick, Italianate and Tudor Revival styles have typically utilized terra cotta chimney cap designs. Colonial Revival, shingle, and Mediterranean styles have utilized corbeling and extended flues with a natural stone cap to provide shelter for the flues. Most recently, formed sheet metal and cast iron have been used.

## Chimney Caps: Guidelines

1. Terra Cotta should be considered a decorative capping device utilized in the Victorian and Revival styles. These caps can be singular or in pairs and are generally produced in a red clay terra cotta color. These terra cotta "chimney pots" should not be utilized on stone stacks.
2. Corbeling or extended flues with stone or concrete caps should be utilized in Colonial Revival and Mediterranean house styles. Generally the height and spacing of openings should be determined on an individual basis and should be capped with stone or a stone substitute. On stone stacks, extended form should be used on cut or tough cut stone chimneys only. Alternative treatments should be used for rounded river stone-type stacks.
3. A variety of sheet metal chimney cap forms is available today. All mill finished aluminum caps shall be painted. Galvanized sheet metal will oxidize to a dull gray. In some cases copper flue caps have been used and will obtain a rich copper-green patina. Conical chimney caps normally associated with six or eight inch vent caps shall not be utilized unless appropriate documentation can support their use.
4. In many instances, historic flues did not contain a damper mechanism. While the Historic Resources Commission endorses the use of retrofit dampers at the hearth, cast iron damper retrofit substituting as a chimney cap can also be utilized. This mechanism should only be employed if visibility from the public right-of-way is minimized.
5. While the use of decorative flue caps to protect new or existing flues is growing, permanently sealed flues should not require such decorative elements. In this case, flat sheet metal caps will be allowed but may not extend beyond the horizontal surface and should not be visible from the public right-of-way. Stone or substitute materials for this process should be treated similarly.

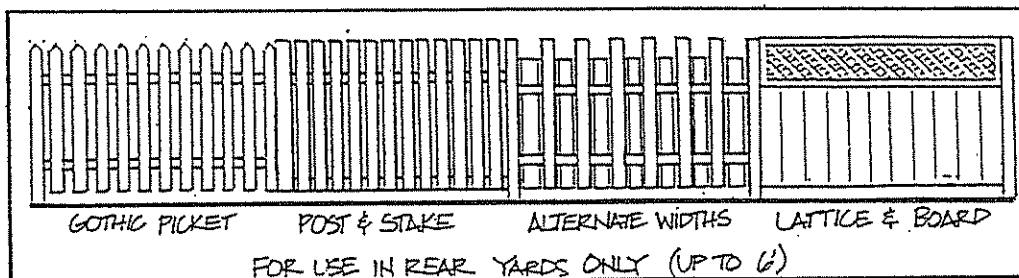
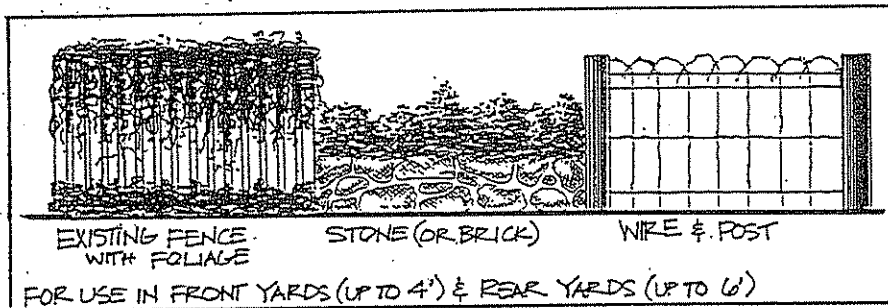


## ***Fences and Walls***

During the developmental years of Montford as a neighborhood, it was not customary to define the front yards of residences with low wrought iron or wooden fences. Brick or stone retaining walls 18" to 36" in height were used to maintain the integrity of street plans. Further research into Montford and Turn-of-the-Century neighborhoods indicate that fencing was not as common as previously accepted. Older neighborhoods traditionally considered streetscapes as a community asset, one that provided open views, vistas and generally evidenced a natural setting. Before the adoption of these guidelines, concern for security prompted several property owners to erect chain link fences around their yards, seriously diminishing the historical authenticity of their houses since any woven wire fencing material, such as chain link, is incompatible with the historic building materials. If fencing in the front yard is necessary, the use of appropriate materials at an appropriate height may result in a fence which contributes to the overall character of Montford. The Historic Resources Commission has adopted the following standards for the installation of fences and walls.

## Guidelines for Fences and Walls

1. Fences in front yards are discouraged. Wooden fences and chain link fences are prohibited in front yards and front side yards. Retaining walls constructed of stone or brick to provide landscape features or retain earthen mounds shall be retained and encouraged. Fences along street frontages and front property lines must not exceed four feet in height. Corner lots have two front yards in most cases and fences or walls in these yards shall be no higher than four feet.
2. Four inch by four inch open wire and post (round or square) fences are preferred. (See illustration)
3. Chain link fencing is prohibited in front yards and front side yards. Fences along rear and rear side yards may be up to six feet tall. Chain link fences must be dark in color including posts.
4. All existing chain link fences and new fencing, should, whenever possible, be camouflaged with vegetation such as ivy, climbing roses, wisteria, evergreens, shrubs, etc.
5. No portion of a fence including paneling, posts and finials shall exceed 48" in height in the front or side yard when bordering a public right-of-way.
6. It is not appropriate to use contemporary fence materials, such as solid vinyl and plastic that were not historically available and are inconsistent with the character of the district. Vinyl coated chain link fences are permitted if they are dark in color.



## ***Driveways***

Driveways have been "traditional" in historic districts since the early 1900s. They also follow carriage and wagon drives, which have an even longer history. Drives in Asheville were traditionally gravel, but concrete drives were also common. In Montford granite curb stones define most streets and curb cuts. The preservation of the configuration and the materials of historic driveways and alleys is critical in preserving the overall character of the historic district.

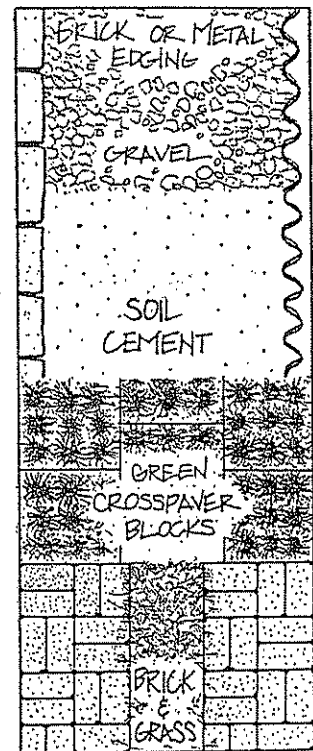
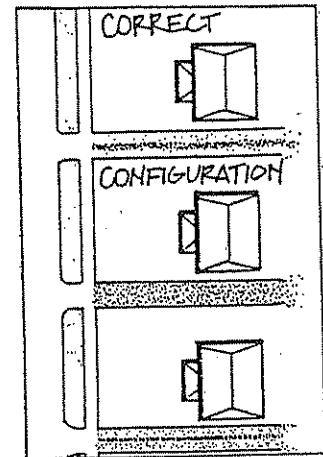
New driveways should be compatible with existing driveways in spacing, width, configuration, and paving materials.. They should be introduced in locations that do not compromise historic site features, including landscaping, walkways, and retaining walls.

Because Montford is predominately residential, large offstreet parking areas are not typical. The introduction of additional offstreet parking must be weighed carefully and should only be considered if the parking area can be located unobtrusively in the rear or rear side yard. Parking areas shall be visually screened from the street and shall not destroy the residential character of the site by eliminating landscape features or a substantial portion of the rear yard.

Proposals for new driveways or offstreet parking areas must provide the commission with scaled site plans, including all landscape and ground-cover changes and information on any proposed lighting.

## Driveways and Offstreet Parking Guidelines

1. Retain and maintain the historic configuration and materials of existing driveways and alleys.
2. Construct new driveways to conform with the spacing, width, the configuration, and materials of existing driveways.
3. Locate new driveways so that a minimum of alteration to historic site features such as landscaping, walkways, and retaining walls is necessary. Avoid damage to historic curb cuts and sidewalks.
4. Locate new parking areas as unobtrusively as possible in rear yards.
5. Parking shall not be located in the front yard.
6. Parking shall not be located in the side yard: unless one of the two following conditions is met.
  - A. No access to rear yard due to the slope of the land; or
  - B. No room in the rear yard, depth of lot is too shallow.
7. Inoperable vehicles shall not be stored in the front or side yards.
8. Driveways, like parking areas, can be concrete, gravel, crushed stone, brick, soil cement, or green crosspaver blocks. Asphalt driveways and parking areas are prohibited. Gravel drives should be edged. It is strongly encouraged that brick or concrete drives should be two-lane tracks with grass in the middle.
9. Create perimeter planting strips around new parking area.
10. Screen all new parking areas from adjoining properties with shrubbery typical of the neighborhood. Shrubs may be American holly, mountain laurel, hemlock privet or boxwood. (for more information, see Appendix A)
11. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.
12. It is not appropriate to create large offstreet parking areas encompassing so much of the rear yard that the residential character of the site is lost.
13. In lighting parking areas, follow the guidelines for exterior lighting in the district.
14. Design lighting levels for safety. Use unobtrusive, directional lighting fixtures to avoid spilling light onto adjacent properties. For nonresidential parking areas, use lighting fixtures that turn off automatically or motion detectors after business hours.



## *Lighting*

The residential character of the historic district can be reinforced and even enhanced by the selection of appropriate exterior lighting. Warm-spectrum light sources and unobtrusive lighting fixtures are recommended. Lighting levels should provide adequate illumination for safety concerns, but not detract from or overly emphasize the building or the site.

All proposals for exterior lighting, including the introduction of porch and entrance lighting fixtures and low-level security lighting, require a certificate of appropriateness. Certificates of appropriateness are required for spotlights mounted on buildings and for free-standing lighting fixtures mounted on posts, including CP&L Power security lights. Often, security needs in the district can be met more appropriately with residential-scale security lighting than with the standard security lights mounted on utility poles.

The compatibility of proposed exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness. Review of proposals for exterior lighting may require a scaled drawing or site plan. For post-mounted fixtures the following information may be required: (a) the location and the height of each pole; (b) the number of light fixtures to be located on each pole; the type and the wattage of all lamps; (d) the area to be illuminated; and (e) the aiming angle of each light fixture.

## ***Lighting: Guidelines***

1. Introduce exterior lighting that is understated and compatible with the residential quality of the structure, the property, or the historic district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
2. Unless original fixtures exist, select unobtrusive lighting fixtures that are compatible with the building and the site.
3. Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
4. Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
5. Introduce low-level lighting at the public private edge of the property for the safety of pedestrians.
6. Directional lighting must not spill light onto adjacent properties.
7. Screen facade lights from public view.
8. Tall security lights are not allowed. All security lights must go before the Commission and will be handled on an individual basis.
9. It is not appropriate to introduce or remove exterior lighting fixtures that would alter the historic or architectural character of the structure, the property, or the historic district.



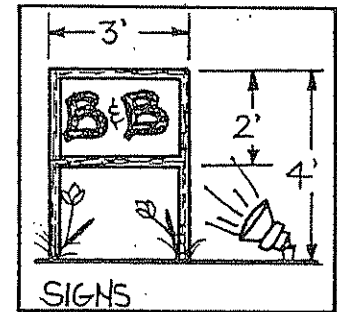
## Signs

New signage should be kept unobtrusive by selecting traditional materials such as wood, metal, or stone and carefully placing signs in locations that do not damage or conceal architectural features and details. New signs should be sized to be consistent with the pedestrian scale of the district. Graphics should be kept simple and legible.

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## Signs: Guidelines

1. For new signage use materials already used in the district, such as wood, stone, and metal,.
2. Limit the number of colors on signs, and relate the colors to or blend them with adjacent structures. Signs may not be higher than four feet from existing grade; if higher the sign request must go before the Historic Resources Commission for a Certificate of Appropriateness..
3. Install free-standing signs appropriately, such as on well-landscaped ground bases or low standards.
4. Make lighting for signs compatible with the residential atmosphere and the historic character of the district.
5. Signs shall be externally illuminated only.
6. Internally illuminated signs, plastic signs, flashing signs, or portable signs shall not be permitted.
7. Signs on porch roofs shall not be permitted.
8. No signs larger than 6 square feet shall be permitted in residential districts.
9. Signage for home occupations may not exceed 1 square foot and must be flush mounted or on the main building or sign may be hung from the porch in a manner not to obscure architectural detail/elements.



## **Vegetation: Trees**

The mature tree canopy found in the Montford Historic District is one of the strongest unifying elements of the District. Property owners are encouraged to maintain and protect this existing tree canopy and to continually plant new trees and shrubbery as replacements for diseased or dying trees and shrubbery.

There are many mature, healthy hardwood or deciduous trees in the neighborhood, often along front property lines or in front yards. Evergreens and conifers have generally been used as side yard borders or as ornamentals.

Maintenance of the existing canopy of mature trees along streets and in front yards is a high priority. New construction should be sighted to minimize its impact on existing mature trees and their root systems, both on and adjacent to the construction site.

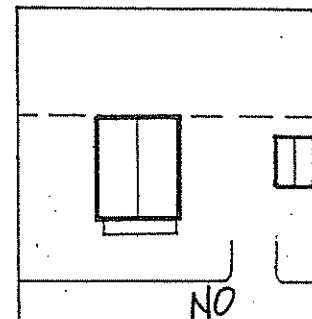
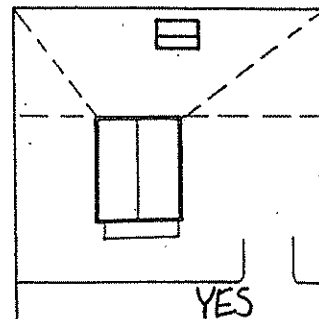
Tree Commission Response Team will recommend if a tree larger than 6 inches in diameter may be removed. Tree removal within the City's right-of-way is regulated by the Asheville Tree Commission. Contact HRC at 259 - 5836 to arrange a site visit by the Tree Commission Response Team.

## **Carriage Houses, Garages and Outbuildings**

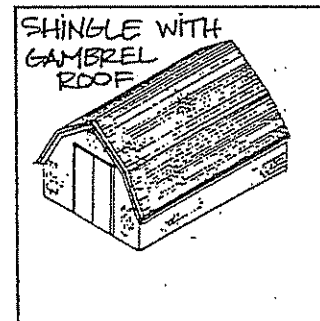
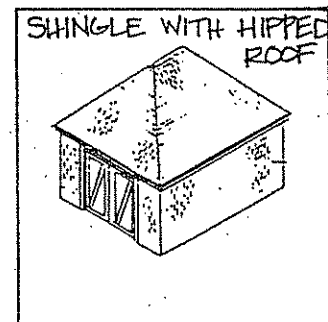
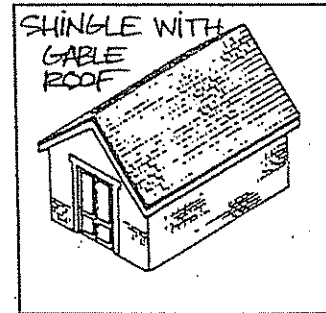
A number of original garages and smaller outbuildings, and even a few carriage houses, survive in the historic district. Many echo the materials, the details, and the roof form of the main house on the site and contribute to the architectural character of the district. Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well. Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and sheds were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.

## Carriage Houses, Garages and Outbuildings: Guidelines

1. Retain and preserve original carriage houses, garages and outbuildings.
2. Retain and preserve all architectural features that are character-defining elements of carriage houses, garages and outbuildings, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and outbuildings, doors and openings shall be maintained.
3. Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.
4. Protect and maintain garages and outbuildings in appropriate ways:
  - Check the condition of all wooden elements regularly for signs of water damage or rot.
  - Keep wooden joinery adequately sealed to avoid moisture damage.
  - Maintain a sound paint film on all elements that were traditionally painted.
  - Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
  - Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.
5. If replacement of an element or a detail is necessary, replace only the deteriorated item to match the original in size, scale, proportion, material, texture, and detail.
6. If an original carriage house, garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic outbuildings in the district.
7. Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.
8. New garages and outbuildings, must use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district.
9. Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings.



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10. It is not appropriate to locate a garage or an outbuilding in front of the main building unless such a location is historically accurate for a specific site.
  11. All outbuildings shall remain detached from the main building.
  12. Metal utility sheds, metal carports, and metal garages are prohibited.



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## Awnings & Shutters

Awnings are most appropriate for late and post-Victorian house styles—especially Queen Anne, Colonial Revival, Bungalow, Spanish, and the many Period-Revival styles. They were most commonly features on porches, but a house with all its windows and doors sheltered by awnings was certainly no rarity.

### ***Awnings: Guidelines***

1. All awnings must be woven fabric.
2. Color must be compatible with the house colors.
3. Awning style must be appropriate to the house style.
4. Applicant must demonstrate with photographs or evidence of hardware that awnings were an historical feature of that style of house in the neighborhood.

### ***Shutters: Guidelines***

1. All applicants must demonstrate through photographs or evidence of hardware that shutters were an historic feature of that style of house before a Certificate of Appropriateness will be approved and issued.
2. Shutters must be louvered, wooden and appropriately mounted.
3. Shutters must fit the window opening.
4. Shutter color must be appropriate to the house.

